WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/06 13:32 2 pgs
Fees:13.00 Taxes:403.30

20060411-0041715

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 19631-1

The actual consideration or value, whichever is greater, for this transfer is **$109,000.00**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2006.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric P. Arnold **Tracy Arnold**	**AmSouth Bank**	**083 100 275.00**
418 Lakehurst Drive	**2050 Parkway Office Circle**	
Nashville, TN 37206	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bettye S. Russell, Executrix of the Estate of Kenneth E. Smith, deceased, and Bettye S. Russell, Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric P. Arnold and Tracy Arnold, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of 10 1/2 acre tract, as shown on Plat of Richardson Place, as of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 28, 1954, as follows:

BEGINNING at a point in the Northeast corner of the easterly end of Forrest Avenue; thence, North 4 degrees 15' East 108.3 feet to a point; thence, South 71 degrees 39' 30" East 73.5 feet to a point; thence, South 10 degrees 29' 30" West 91.85 feet to a point in the northerly margin of a 25 foot wide strip designated for a street; thence, North 85 degrees 25' 30" West along the northerly margin of said strip 60.75 feet to the BEGINNING.

BEING the same property conveyed to Kenneth Eugene Smith, unmarried, by Warranty Deed from Johnny Richardson and wife, Sandra J. Richardson, of record in Book 11249, Page 579, Register's Office for Davidson County, Tennessee. The said Kenneth Eugene Smith having died 12-25-2005, leaving a Last Will and Testament dated May 17, 1981, updated August 11, 2004, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No.: 06P164, (the "Will"). Pursuant to the provision of the said Will, the property vested is vested to Bettye S. Russell.

NOTWITHSTANDING the above, Bettye S. Russell, in her capacity as Executor of the Last Will and Testament of Kenneth E. Smith has joined in the execution of this Deed to express the consent of the Estate of the sale of the above described property and to convey any interest in the property which might be vested in her as Executrix or otherwise held by the Estate to the within named Grantees.

THIS conveyance is subject to restrictive covenants of record in Book 675, Page 744, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (____) Unimproved (X) property, known as: **1901 Forrest Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of April, 2006.

BETTYE S. RUSSELL, EXECUTRIX
Under the Last Will and Testament of Kenneth E. Smith

BETTYE S. RUSSELL, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bettye S. Russell, Executrix of the Estate of Kenneth E. Smith,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2006.**

Notary Public

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TENN

My Commission Expires 11-19-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2006.**

Notary Public

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KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TENN